

Using the Internet to Locate Infill Parcels in Your Community



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Southern California Association of Governments
November 16, 2005

The Region



- 6 Counties
- 187 Cities
- 38,000 square miles
- 18 million people
- 10th largest economy in the world



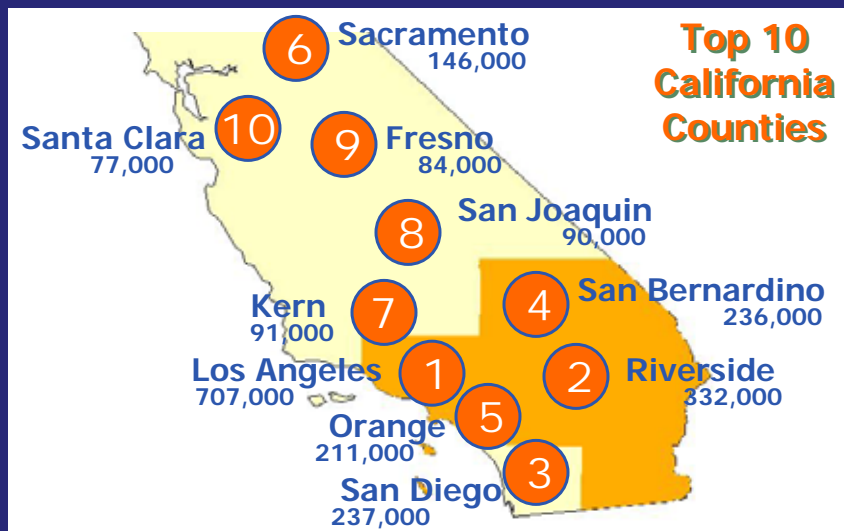
Resolving Regional Challenges

1.6 million people added between 2000 and 2005

Population Growth Swamps Entitlement
Process and Transportation System

3

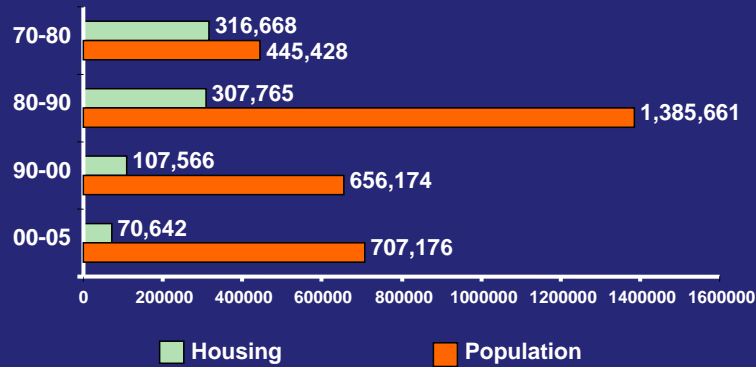
2000-2005 Population Growth



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Over the Last 25 Years Population Growth Has Significantly Exceeded Housing Production in LA County

LA County Population and Housing Growth
1970-2005



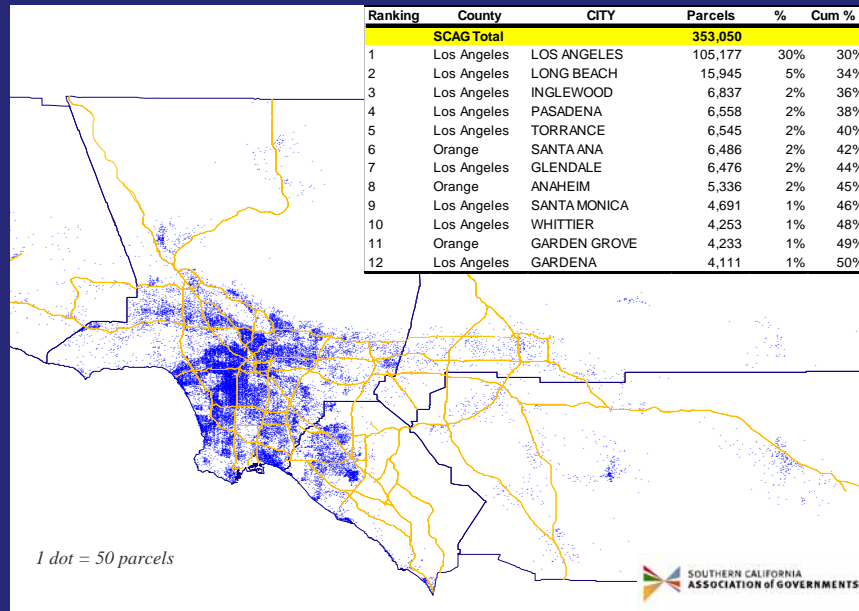
The California Infill Parcel Locator

The Distribution of
Infill Opportunities
Puts the Bulk of Sites
in Southern
California

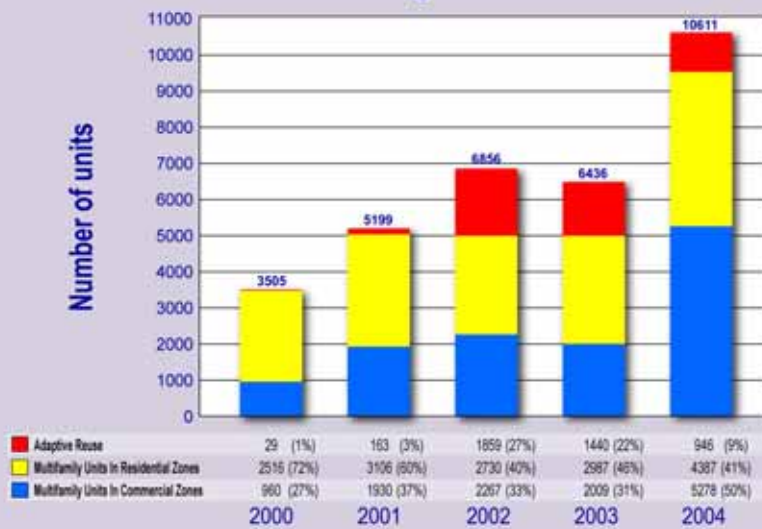
LA County – 50%
Remainder of SCAG Region – 25%
Remainder of State – 25%

www.infill.org

California Infill Parcel Study



Building Permits Issued for New Multi-family Housing Units 2000 through 2004

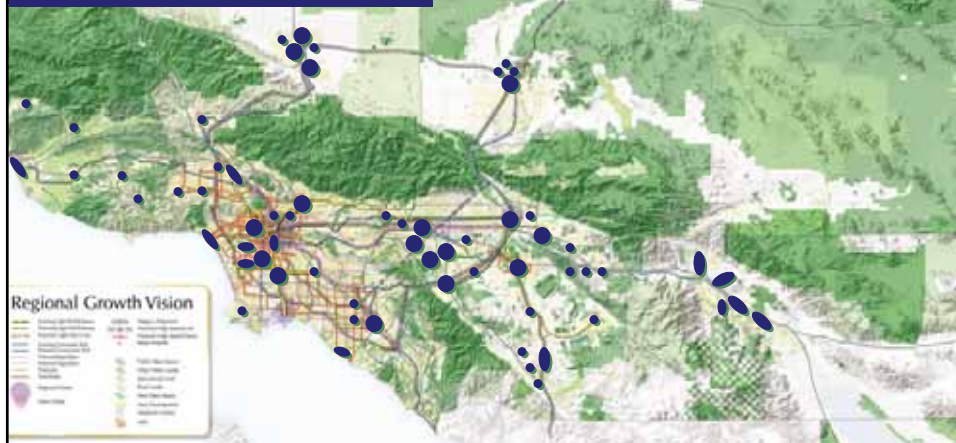


Growth Visioning



- The most ambitious "Growth Visioning" effort ever undertaken
- A collaborative process to develop a strategy to enhance mobility, livability, prosperity, and sustainability for all Southern Californians

**Changes will
affect only 2%
of regional land
mass**





Key Features of the Compass Growth Vision Land Use Plan

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Key Features



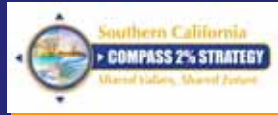
Targets growth
to existing and
planned
transportation
system



Preserves
stable
neighborhoods



Promotes mixed-
use development
to reduce
number and length
of daily trips



Key Benefits



Provides better access to jobs and improved jobs/housing balance



Renovates urban cores, creating wealth through increased property values



Offers improved housing availability and affordability



Key Benefits



Allows transit systems to become more productive
(22% increase in daily boardings)

Reduces Vehicle Miles Traveled

(-7 million VMTs/day)

travel delay

(-180,000 hours/day)

& emissions

(-17 tons VOC/day)

The region can achieve air quality conformity.

New Developer Planning Tool



- Can map eligible parcels:
 - at regional level
 - neighborhood level
 - parcel level
- Quantifies the current # of units on the parcels and calculates the net new number of units various strategies could yield
- Caters to the needs of developers, planners, city officials and policy makers



lots.ucla.edu

Scalable Geographic Analysis



Neighborhood/Contextual Analysis Indicators

BUILT ENVIRONMENT

Compass 2% Strategy Areas
Aerials, Landuse, Brownfields
Building Permits
New permits:
apartment/commercial,
Value of Permits,
Rehab Permits,
Rehab 1 or 2 Residential
Permits.

Economic

Median Household Income,
Type of Household Income,
Employment by Industry,
Occupation,
Ratio of Income to Poverty
Limit,
Unemployment Rates.

DEMOGRAPHIC

Population,
Population Density,
Race,
Ethnicity,
Age,
Educational Attainment,
Citizenship,
Poverty

LENDING

Number of Mortgage
Application by Type,
Number of Mortgage
Origination by Type,
Mortgage Origination by
Race,
Mortgage Denial by Race,
Avg. Amount

HOUSING

Assessors Data: Infill
Occupancy Type,
Occupancy Per Room,
Year Structure Built,
Year Moved In,
Housing Value (Median),
Units In Structure, Median Rent,
Rent or Owners Cost as % Inc.

TRANSPORTATION

Workers: Mode of
Transportation
Transit Lines and Stations
Freeways, Streets Network
Metro-link Lines and Stations
Maglev Lines and Stations
RTP Data

Tools For Analysis: Growth Visioning Strategic Areas

ESTIMATES OF INFILL DEVELOPMENT CAPACITY

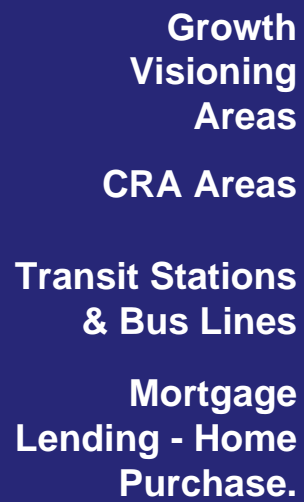


IDENTIFICATION OF UNDER-IMPROVED PROPERTIES

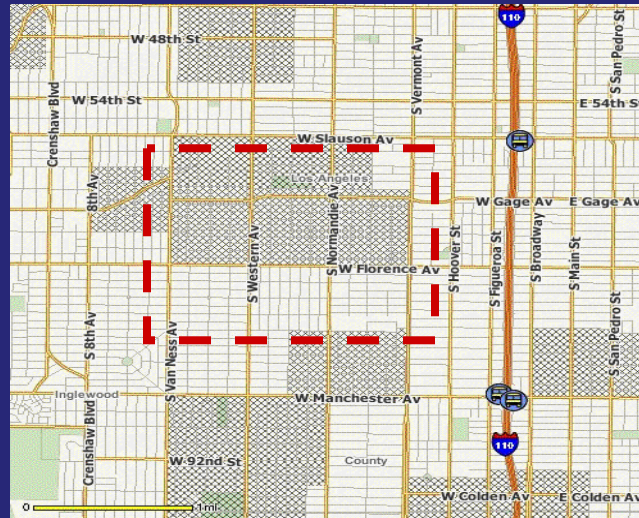


LOCATIONAL QUERIES

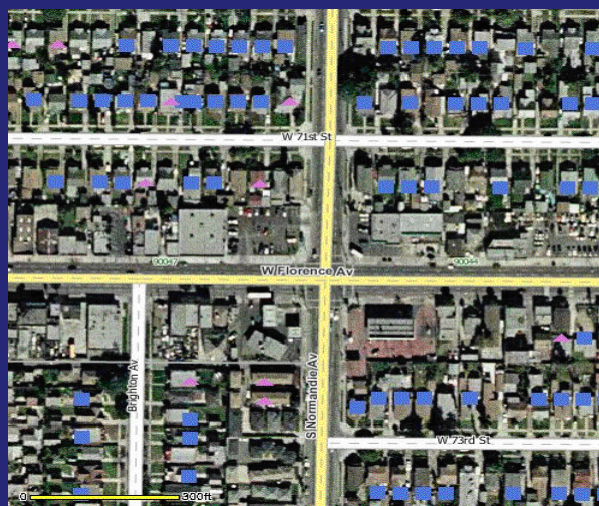




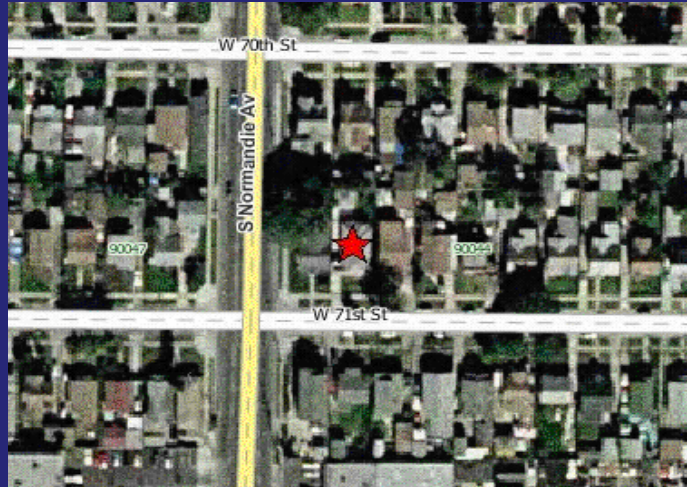
Florence & Normandie ranks in the Top Quartile of Mortgage Applications



LOTS can identify specific parcels with Land Values well in Excess of Improved Value



System Can Zoom Into the Parcel APN and Link to the Assessor's Site for Comp's

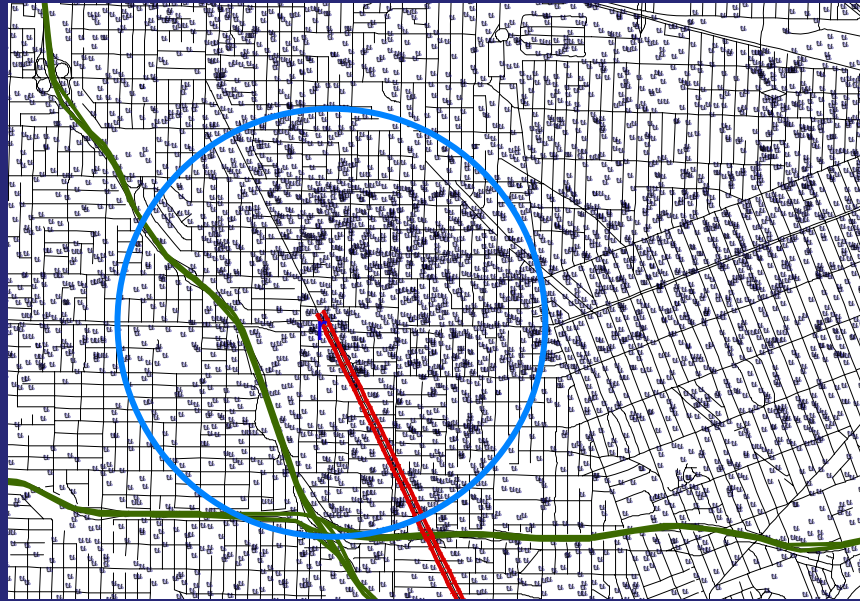


**LOTS can
Access
Recent
Sales and
other Data**

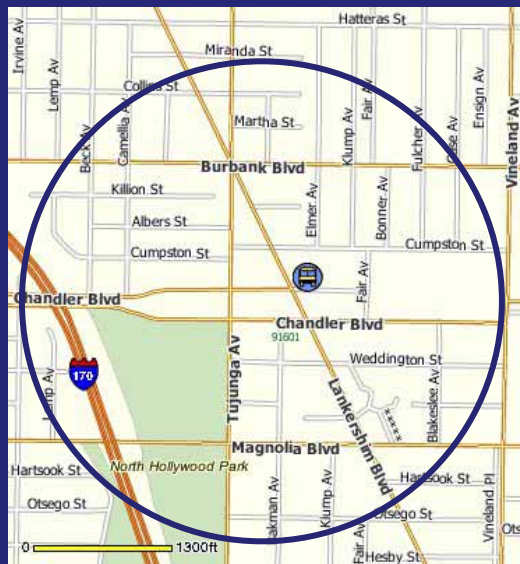
Website: Lots.ucla.edu

List of Parcels			
To view detailed parcel information click on the AIN for the parcel you want to view. To view the property information for surrounding properties, press the 'Show Property Information' button and left click on the parcels on the locator map. Disclaimer: The Information Provided here is in compliance with Section 408.1 of the Revenue and Taxation Code. All indicated sale prices are unverified. Please consult a third party source, such as a real estate broker, prior to making valuation or business decisions.			
Assessor's ID No.	Address	Sale Date Sale Price	Imp. Size Br / Bs YrBn / Eff
8014-024-028	1341 W 69TH ST LOS ANGELES CA 90044	07/01/2004 \$248,002	925 2 / 1 1922/1922
8014-025-005	1342 W 69TH ST LOS ANGELES CA 90044	07/15/2004 \$225,002	1118 3 / 2 1921/1942
8014-025-010	1322 W 69TH ST LOS ANGELES CA 90044	03/10/2005 \$315,003	886 3 / 1 1921/1926
8014-025-011	1318 W 69TH ST LOS ANGELES CA 90044	10/04/2004 \$230,002	979 3 / 1 1920/1921
8014-025-012	1314 W 69TH ST LOS ANGELES CA 90044	09/25/2003 \$186,001	1350 3 / 1 1922/1922
8014-025-013	1310 W 69TH ST LOS ANGELES CA 90044	08/26/2004 \$275,002	918 2 / 1 1914/1914
8014-025-026	1343 W 70TH ST LOS ANGELES CA 90044	10/04/2004 \$285,002	1232 2 / 1 1921/1932
8014-032-019	1315 W 71ST ST LOS ANGELES CA 90044	07/01/2004 \$252,002	1090 3 / 1 1924/1925
8014-032-026	1343 W 71ST ST LOS ANGELES CA 90044	03/10/2005 \$225,002	744 2 / 1 1921/1921
8014-033-006	1338 W 71ST ST LOS ANGELES CA 90044	11/21/2003 \$158,001	1032 1 / 1 1921/1924

California Infill Locator – North Hollywood



LOTS View



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LOTS View



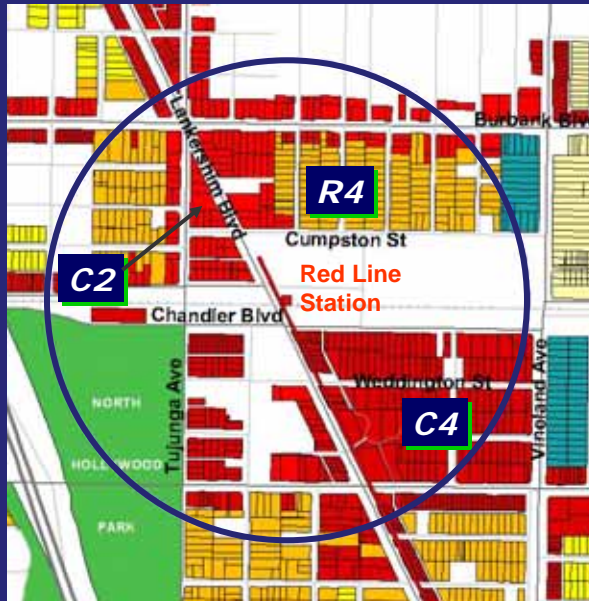
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LOTS View



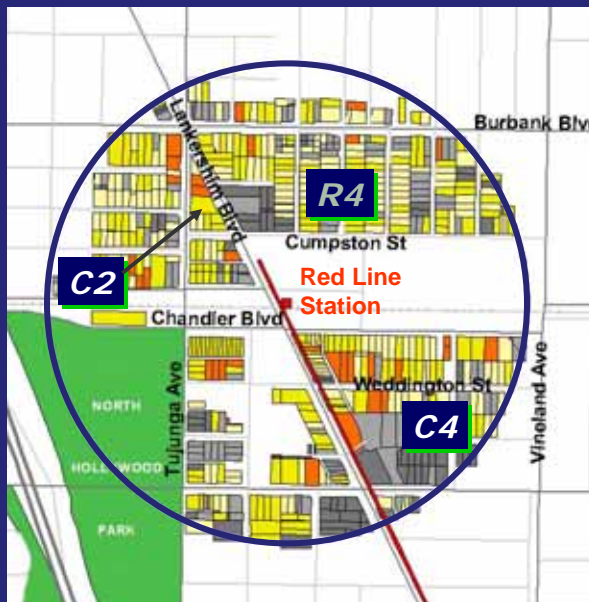
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Sample Parcel Study



1/3 mile
from
Transit
Station

Redevelopment Return on Investment



Existing
Conditions and
Zoning
Requirements

ROI	%
14+	
11-13	
8-10	
6-7	← threshold
4-5	
2-3	
0-1	

Potential Value
\$100 M

Redevelopment Return on Investment



Most Reduced
Parking
Requirements

ROI %

14+	
11-13	
8-10	
6-7	← threshold
4-5	
2-3	
0-1	

Potential Value
\$465 M

L.A. LOTS
Land Opportunities Tracking System

Welcome to L.A. LOTS

This interactive mapping system is designed as a comprehensive information portal to support infill development through efficient use of available resources, within the City of Los Angeles and the region.



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Disclaimer: The L.A. LOTS Partners are not responsible for the veracity or accuracy of the information. For more details, see the [L.A. LOTS User Guide](#). If you find any discrepancy in the information above, please report to [L.A. LOTS](#) immediately. Thank you.

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Suite of Services

- Tipping Point Analysis
- Redevelopment strategy
- Small site workshops
- Urban design solutions
- Development of code amendments
- Public involvement
- Photo simulations
- Economic development strategies

Apply Now!

- SCAG has resources to assist local governments in implementing Compass and the 2% Strategy
- Suite of Services are free – on a first-come, first-served basis: cities choose 1 service per application/project
- Demonstration Projects – require written proposal and commitment for 20% local match



Download an application on our website:

www.socalcompass.org/2percent/services



Thank You

please visit us at www.scag.ca.gov